

Summary of Projects

Residential Projects:

By-Right Communities

Total Approved SFD	2,048	1,414
Total Proposed SFD	2,798	
Total SFD	4,846	
Total Approved SFA	0	
Total Proposed SFA	0	
Total SFA	0	
Total Approved MF	0	
Total Proposed MF	0	
Total MF	0	
Total Approved Dwelling Units	2,048	
Total Proposed Dwelling Units	2,798	
Total Approved and Proposed Dwelling Units	4,846	

Proffered Communities (Rezoning)

Total Approved SFD	7,031
Total Proposed SFD	6,691
Total SFD	13,722
Total Approved SFA	5,660
Total Proposed SFA	6,416
Total SFA	12,076
Total Approved MF	3,126
Total Proposed MF	8,714
Total MF	11,840
Total Approved Dwelling Units	15,817
Total Proposed Dwelling Units	21,821
Total Approved and Proposed Dwelling Units	37,638

By-Right and Proffered Communities

Total Approved Dwelling Units	17,865
Total Proposed Dwelling Units	24,619
Total Approved and Proposed Dwelling Units	42,484

Non-Residential Projects:

Total Approved Office (square feet)	4,462,150
Total Proposed Office (square feet)	6,124,064
Total Office	10,586,214
Total Approved Retail (square feet)	5,139,050
Total Proposed Retail (square feet)	1,361,559
Total Retail	6,500,609
Total Approved Industrial (square feet)	863,720
Total Proposed Industrial (square feet)	3,044,000
Total Industrial	3,907,720
Total Approved Other (square feet)	6,069,058
Total Proposed Other (square feet)	1,268
Total Other	6,070,326

* - Non-Residential uses categorized as "Other" include public facilities (e.g., schools) and Churches.

** - If ZMAP 2002-0013 (Stone Ridge) is approved, the overall non-residential square footage in Stone Ridge (including Dean Property) would be approximately 155,000 sf retail, 160,000 sf office, and 200,000 sf of light industrial.

ATTACHMENT 1 - PROPOSED AND APPROVED PROJECTS IN THE DULLES SOUTH AREA (as of May 15, 2006 - revised June 9, 2006)

Map Key					Built/Partially Built/Unbuilt as of 1/1/06*	Approved Residential Units			Proposed Residential Units			Approved Non-Residential (sf)				Proposed Non-Residential (sf)				
	Policy Area	Application Number	Application Name	Status		SFD	SFA	MF	SFD	SFA	MF	Office	Retail	Industrial	Other*	Office	Retail	Industrial	Other**	
	RESIDENTIAL PROJECTS																			
	Rezoning																			
1	Transition	ZMAP 2005-0045	Arcola/George Mason (See also SBPL 2005-0038)*	Active	n/A				500	505	2,116					225,000**	95,000		1,500,000	
2	Suburban	ZMAP 2000-0012	Blue Springs View	Approved	Unbuilt	120														
3	Suburban	ZMAP 2002-0020	Braddock Corner	Approved	Unbuilt	69	90													
4	Suburban	ZMAP 2003-0012	Braddock Crossing	Approved	Unbuilt	205														
5	Transition	ZMAP 2005-0005	Braddock South Village	Active	n/A				525	605	570					80,000	90,000		School site	
6	Transition	ZMAP 2005-0031	Braddock Village	Active	n/A				86	324	450									
73	Suburban	ZMAP 2004-0024	Brambleton Brandt	Active	n/A				113	125							26,700		60,000****	
7	Transition	ZMAP 2005-0034	Broad Run Village (See also SBPL 2005-0043)*	Active	n/A				1,229	1,489	1,595						52,000		5,000	
8	Suburban	ZMAP 2005-0029	Caroline Chase	Active	n/A				26											
9	Suburban	ZMAP 2004-0009	Case Property	Approved	Unbuilt	1												Unknown		
10	Suburban	ZMAP 2002-0003	CD Smith	Approved	Unbuilt	153	214	88												
11	Suburban	ZMAP 2005-0040	Centex Homes - Shah and Cross Properties	Active	n/A				46	49										
12	Transition	ZMAP 2004-0022	Dawsons Corner	Approved	Unbuilt	224														
13	Suburban	ZMAP 2000-0008	Dean Property	Approved	Partially Built (45% Complete)	49														
14	Suburban	ZMAP 2004-0020	East Gate Rez (1)	Approved	Unbuilt		193	206												
15	Suburban	ZMAP 2005-0003	East Gate Rez (3)	Approved	Unbuilt			222												
16	Suburban	ZMAP 1999-0006	East Riding Estates (Bridle Ridge)	Approved	Unbuilt	45														
17	Suburban	ZMAP 2004-0008	Frontier Springs	Approved	Unbuilt	36	43													
18	Suburban	ZMAP 2006-0007	Glascok Field at Stone Ridge	Active	n/A						480					1,139,529	171,800			
19	Suburban	ZMAP 2003-0002	Greenfield Crossing	Approved	Unbuilt	16	91													
20	Transition	ZMAP 2005-0032, SPEX 2005-0042	Greenfields (See also SBPL 2005-0041)*	Active	n/A				1,894	1,404	2,569					78,000	260,000			
21	Suburban	ZMAP 2005-0016	Kimmitt Property	Active	n/A				49	55										
22	Suburban	ZMAP 1995-0014	Kirkpatrick Farm	Approved	Partially Built (27% Complete)	953	248	216												
23	Suburban	ZMAP 2002-0001	Kirkpatrick West	Approved	Unbuilt	171	66	134												
24	Transition	ZMAP 2005-0033	Lenah (See also SBPL 2005-0044)*	Active	n/A				574	702	648						74,000			
25	Transition	ZMAP 2005-0013	Marbury	Active	n/A				242		12								12,000	
26	Suburban	ZMAP 2003-0004	Masira	Approved	Unbuilt	108	57													
27	Suburban	ZMAP 2001-0004	Pinebrook Village (Avonlea)	Approved	Partially Built (3% Complete)	65	343													
28	Suburban	ZMAP 1999-0022	Poland Road	Approved	Partially Built (48% Complete)	200														
29	Suburban	ZMAP 2002-0023	Providence Glen	Approved	Unbuilt	20	59													
30	Suburban	ZMAP 2005-0007	Reserve at South Riding (1)	Active	n/A					49										
31	Suburban	ZMAP 2005-0014	Reserve at South Riding (2)	Active	n/A				12	35										
32	Transition	ZMAP 2005-0001	Seven Hills	Approved	n/A	870	58													
33	Suburban	ZMAP 1991-0005	South Riding	Approved	Partially Built (94% Complete)	2,415	2,200	1,100				1,180,000	494,500	36,500						
34	Suburban	ZMAP 2001-0010	South Riding Station	Approved	Unbuilt	274	346													
35	Suburban	ZMAP 1999-0016	South Village	Approved	Partially Built (87% Complete)	118	133													
36	Suburban	ZMAP 1994-0017	Stone Ridge (Combined with ZMAP 2002-0013)	Approved	Partially Built (36% Complete)	853	1,252	1,160				269,800	316,378	570,250	40,000					
37	Suburban	ZMAP 2002-0013	Stone Ridge (Combined with ZMAP 1994-0017)	Approved	n/A															
38	Suburban	ZMAP 2002-0022	Townes of East Gate	Approved	Unbuilt	57	267													
39	Suburban	ZMAP 2004-0019	Treburg	Active	n/A				36	11										
40	Transition	ZMAP 2005-0030	Westport (See also SBPL 2004-0024 and SBPL 2005-0034)*	Active	n/A				1,359	1,007	184					20,000	80,000		5,000	
41	Suburban	ZMAP 2005-0044	Woodburn	Active	n/A					56	90									
42	Suburban	ZMAP 2005-0006	Wright Property	Approved	Unbuilt	9														
	TOTAL						7,031	5,660	3,126	6,691	6,416	8,714	1,449,800	810,878	606,750	40,000	1,317,529	849,500	0	1,522,000

[illegible]

Map Key					Built/Partially Built/Unbuilt as of 1/1/06*	Approved Residential Units			Proposed Residential Units			Approved Non-Residential (sf)				Proposed Non-Residential (sf)			
	Policy Area	Application Number	Application Name	Status		SFD	SFA	MF	SFD	SFA	MF	Office	Retail	Industrial	Other*	Office	Retail	Industrial	Other**
	NON-RESIDENTIAL PROJECTS																		
	Rezoning																		
A	Suburban	SPEX 1985-0300, SPEX 1981-0180	All Pets Animal Hospital, Loudoun Sports Car Center	Approved	Built							No sf	No sf						
B	Suburban	SPEX 2000-0026	American Land Cycle Inc	Active	n/A														
C	Suburban	ZMAP 2005-0035	Arcola Center (See also ZMAP 1998-0004 and ZMAP 1997-0004)***	Active	n/A											1,620,000	1,100,000	550,000	
D	Suburban	ZMAP 1998-0004	Arcola Center at Hutchinson Farm (See also ZMAP 2005-0035)***	Approved	Unbuilt							200,000	811,500						
E	Suburban	ZMAP 2004-0005	Avonlea Plaza	Active	n/A												300,000		
F	Suburban	SPEX 2002-0013	Cadmor Center	Approved	Built								99,000						
G	Transition (Lower Foley)	ZMAP 2004-0011 & SPEX 2004-0001	Catholic High School	Approved	Unbuilt													353,800	
H	Suburban	SPEX 1998-0038	CC Johnson Mulch Facility	Approved										no sf					
I	Suburban	SPEX 2002-0004	Chantilly Pres. Church	Approved	Unbuilt													30,190	
J	Suburban	ZMAP 2003-0010, SPEX 2003-0015	Commonwealth Construction Management, Inc.	Approved										no sf					
K	Suburban	SPEX 1986-0210	Concraft Supply Inc	Approved	Built							4,000	2,000	16,000					
L	Suburban	ZMAP 2004-0026	Dulles Landing	Active	n/A													728,000	
M	Suburban	ZMAP 2005-0002	East Gate Rez (2)	Approved	Unbuilt							62,100	140,848						
N	Suburban	SPEX 1982-0330	Freddie's Mini-Mart	Approved	Built														
O	Suburban	SPEX 2003-0003	Gum Spring Village Center	Approved	Unbuilt								56,000						
P	Suburban	ZMAP 1997-0004	Hazout at Hutchinson Farm (See also ZMAP 2005-0035)***	Approved	Unbuilt									1,871,000					
Q	Suburban	SPEX 2005-0040, STPL 1998-0035	Holtzman Oil, Mountainprize Inc	Active, Approved	n/A, Unbuilt								2,989					9,184	
R	Suburban	SPEX 1981-0110	K Kennels	Approved	Built														
S	Suburban	SPEX 1997-0022	Loudoun Composting	Approved															32,500
T	Suburban	SPEX 2004-0002	Main Street Project	Approved	Unbuilt							22,900	25,450						
U	Suburban	SPEX 1982-0040	Oil Supply Company	Approved	Built														
V	Suburban	SPEX 1991-0050	Pleasant Valley Golf Driving Range (See also SBPL 2005-0046)***	Approved	Built														
W	Suburban	SPEX 1984-0480	Pleasant Valley Kennel	Approved	Built														
X	Suburban	SPEX 1990-0050	Pleasant Valley United Methodist Church	Approved	Built											7,870			
Y	Suburban	SPEX 2005-0047	Pleasant Valley Village	Active	n/A													75,348	
Z	Suburban	SPEX 2004-0016	Roya Property	Active	n/A				3								9,000		
AA	Suburban	SPEX 1983-0230	Wood Warehouse/Storage	Approved	Built									No sf					
	TOTAL					0	0	0	3	0	0	289,000	1,137,787	1,887,000	391,860	1,629,000	2,212,532	582,500	0

Map Key	Policy Area	Application Number	Application Name	Status	Built/Partially Built/Unbuilt as of 1/1/06*	Approved Residential Units			Proposed Residential Units			Approved Non-Residential (sf)				Proposed Non-Residential (sf)			
						SFD	SFA	MF	SFD	SFA	MF	Office	Retail	Industrial	Other*	Office	Retail	Industrial	Other**
By-Right																			
BB	Suburban	STPL 1999-0050	A&A Transfer	Approved									no sf			44,000			
CC	Suburban	STPL 2005-0080	Ariana & Hammond Center	Active	n/A											44,000			
DD	Suburban	STPL 1997-0010	Crescent/Krause	Approved	Unbuilt									18,000					
EE	Suburban	STPL 1994-0002	Dubrook Concrete Phase A	Approved										55,450					
FF	Suburban	SBPL 2005-0046	East Gate Assemblage (See also SPEX 1991-0050)***	Active	n/A												10 lots		
GG	Suburban	STPL 2005-0061	Epic at Dulles South	Active	n/A												185,759		
HH	Suburban	STPL 2000-0028	KT Enterprises Route 50 Facility	Approved	Built							10,000	8,400	8,000					
II	Suburban	STPL 2000-0043	Long Fence Company	Approved	Built									32,500					
JJ	Suburban	SPPF 1994-0006	MC Dean Electrical Contracting	Approved	Built									25,600					
KK	Suburban	STPL 1996-0006	MC Dean Electrical Contracting	Active	n/A												10,800		
LL	Suburban	STPL 1998-0064	Sheetz	Approved	Built								4,045						
MM	Suburban	STPL 2002-0028	South Riding Market Square	Approved	Partially Built							98,000	269,965						
NN	Suburban	STPL 2005-0085	Woodburn Office Park	Active	n/A											88,000			
OO	Suburban	STPL 2001-0117	Zimmerman Property	Approved	Unbuilt							10,000		12,000					
	TOTAL					0	0	0	0	0	0	118,000	282,410	151,550	0	176,000	0	196,559	0

* Information from the 2005 Annual Growth Summary
** By-right and rezoning applications being reviewed simultaneously
*** Approved rezoning and active rezoning application
****60,000 square foot assisted living facility associated with ZMAP 2004-0024, Brambleton Brandt